

3 Pinot Street, Muswellbrook, NSW 2333

Raine&Horne.

House For Sale

Wednesday, 7 February 2024

3 Pinot Street, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1761 m2

Type: House



Carolyn Wallis Tomlins
0488061192



Katie Constable
0400628702

Guide: \$390,000 - \$425,000

WE LOVE: • Potential development opportunity to subdivide into two blocks • Popular 'Wine Estate' location in North Muswellbrook • Privately set 1,761m² block in quiet cul-de-sac Calling all investors & property developers! This monster 1,761m² block is located in one of Muswellbrook's most desired locations and has had previous DA approval to subdivide into two blocks. This property is a rare opportunity as there is very little land available in the popular 'Wine Estate' in North Muswellbrook. Whether you construct a second dwelling or granny flat (STCA), or submit a DA to subdivide and sell off the vacant block (STCA), there's so much potential to be had. This property backs onto a lovely reserve area at the rear providing a peaceful and spacious atmosphere. The existing residence is a neat and tidy 3 bedroom home and is currently rented for \$410 per week. With the potential of future growth and development opportunities, this rare property has so much to offer! Property features include: • 3 x bedrooms • Built-in robe and a split system A/C in master bedroom • Lounge room • Combined kitchen and dining area with A/C • Separate laundry and toilet • Roof tiles have been treated and repainted • 2 x lock up garden sheds • Fully fenced pet friendly yard with room for off street parking • Quiet cul-de-sac Investor Notes: • Potential to subdivide or construct a second dwelling/granny flat (STCA) • Previously DA approved for a subdivision (now expired) • Excellent tenant in place • Currently leased for \$410 P/W Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.